



Flat 2 Canterbury House, 24 Chaucer Grove, Arborfield Green, Reading, RG2 9UU
35% Shared Ownership £101,500 Leasehold

sansome & george
Residential Sales & Lettings

- 35% Shared Ownership
- Spacious Open Plan Living Accommodation
- Generous Main Bedroom With Fitted Wardrobes
- Excellent Decorative Condition Throughout
- Communal Garden

- Modern Ground Floor Two Bedroom Apartment
- Contemporary Fitted Kitchen
- Modern Family Bathroom
- Allotaged Off Road Parking
- Popular Arborfield Green Development

This beautifully presented modern apartment offers stylish and spacious accommodation, providing an excellent opportunity for first time buyers through shared ownership. Canterbury House forms part of the popular Arborfield Green development, conveniently situated for local amenities, schools, green spaces and transport links to Reading, Wokingham and surrounding areas.

The accommodation comprises an entrance hall, impressive open plan living, dining and contemporary kitchen area with integrated appliances, two well proportioned bedrooms, with fitted wardrobes to the main bedroom, and a modern family bathroom. Further benefits include neutral décor throughout, double glazing, gas central heating, off road parking and access to a communal garden.

Please contact Sansome & George Estate Agents for further information or to arrange a viewing appointment.

Wokingham Borough Council Tax Band C.

Shared Ownership Information:

Full Market Value: £290,000

35% Share Price: £101,500

Estimated Monthly Rent: £310.78

Approximate Monthly Service Charge: £119.37

Remaining Lease: 117 Years

Shared Ownership Eligibility Criteria:

Age: Applicants must be aged 18 or over.

Household Income: Combined annual household income must not exceed £80,000 (£90,000 in London).

Homeownership Status:

Applicants must not currently own a property unless it is sold subject to contract, with a formal memorandum of sale in place, and the sale completes on or before the shared ownership purchase.

Financial Position: Applicants must have a good credit history, no significant mortgage or rent arrears and typically require a 5% deposit based on the share being purchased.

Affordability: Applicants must pass an affordability assessment with an approved independent financial adviser (IFA) or broker, demonstrating they cannot afford to purchase a suitable property outright.

Reservation Fee: £250, payable upon reservation and deducted from completion monies.

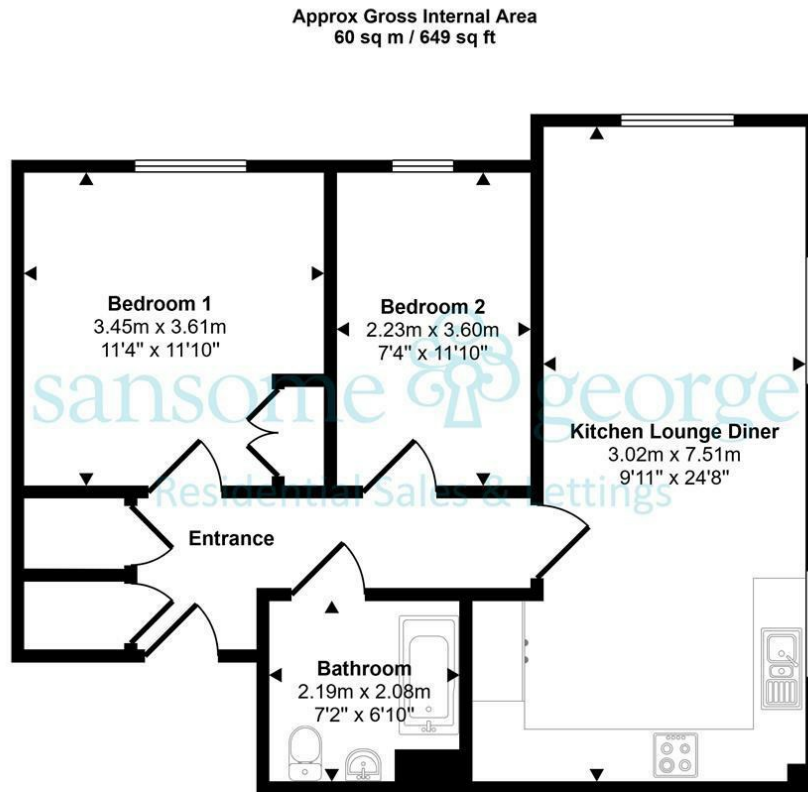
Transfer/Legal Fees: £75 each plus VAT where applicable.

Shared ownership eligibility criteria apply, including a local connection requirement to Wokingham Borough Council. Purchasers should confirm eligibility and applicable legal fees before proceeding.

Purchasers Note:

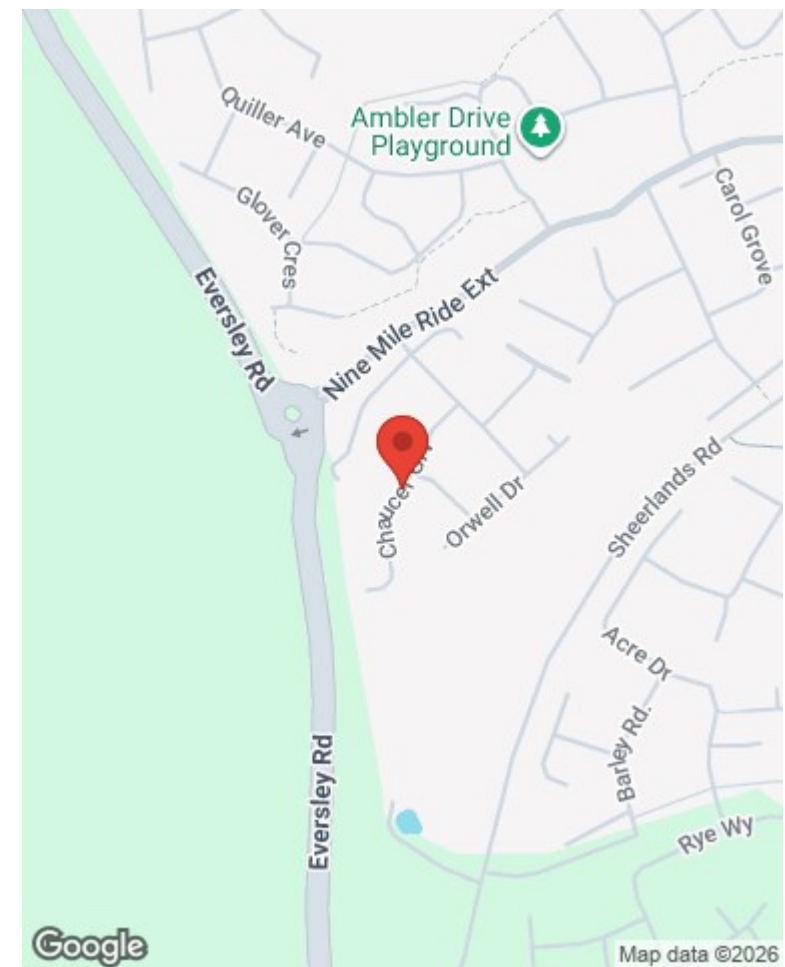
Some photographs may have been digitally enhanced to improve presentation, including the removal of temporary items, clutter and personal belongings. No structural alterations have been made and prospective purchasers should satisfy themselves as to the property's condition, layout and features through inspection and their own enquiries.





Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Misrepresentation and Misdescriptions Acts

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